

Appendix 1 – Draft Conditions of Consent (DA/476/2019)

The application is to be determined by the granting of a “deferred commencement” consent under Section 4.16(3) of the *Environmental Planning and Assessment Act 1979*. Upon compliance with all conditions appearing in Schedule 1 and issue of confirmation to that effect in writing from Council’s Executive Director City Strategy and Development, the consent shall be a development consent, inclusive of all conditions appearing in Schedule 2, pursuant to Section 4.16(1) of the *Environmental Planning and Assessment Act 1979*.

SCHEDULE 1

USE OF BASEMENT LEVELS

1. A flood risk assessment (FRA) for the use of the basement levels of the building (i.e. Basement 1 and Basement 1 Mezzanine) is to be prepared by an appropriately qualified flood risk consultant and submitted to the satisfaction of Council’s Executive Director City Strategy and Development prior to release of an Operational Consent.

The purpose of the FRA is to identify risk reduction measures that need to be incorporated into the Flood Emergency Management Plan (FEMP) for the building to ensure the safety of occupants who may be using the basement levels in the manner sought, in the event of possible flood conditions affecting the building.

The FRA will evaluate the level of risk to occupants from the proposed use of the basement levels and recommend operational measures to manage this space to maximise the safety of occupants. The FRA is to consider the level of flood affectation potentially affecting the building and proposed built flood mitigation measures in determining which operational measures for the basement levels are required. Matters to be addressed in the FRA may include, but are not necessarily limited to:

- Flood-excluded evacuation paths (stairs) from the basements to the shelter in place facilities above the Probable Maximum Flood.
- Control of the intensity of use of the basement ‘Exhibition Space’ as a gallery or display viewing area with very limited seating. Intensive uses such as an auditorium or other performance space capable of attracting substantial numbers of people are not proposed and are not approved under this consent.

The FRA must be compatible with other risk management for the development, such as fire risk management.

The FRA must be consistent with the NSW Floodplain Development Manual (NSW Government 2005) and with the Australian Disaster Resilience Handbook 7: A Guide to Best Practice in Flood Risk Management in Australia. (Commonwealth Government 2017).

Alternately, the basement and mezzanine space can be converted to storage/back of house non-habitable space, with amended plans submitted to the satisfaction of Council's Executive Director City Strategy and Development prior to release of an Operational Consent.

Reason: To ensure the proposed use of the basement is adequately managed to ensure no unacceptable risk to human life and property.

The applicant must provide to the Council appropriate documentary evidence sufficient to enable it to be satisfied of the matters in the above conditions within **24 months**.

Upon compliance with the above requirement, a full Consent will be issued subject to the following conditions:

SCHEDULE 2

General Matters

PLANNING

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Architectural Drawings (Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson Project No. P19-035)

Drawing Name	Reference Number	Revision Number	Dated
COVER SHEET	DA-0000	G	15/11/19
CONTEXT PLAN	DA-1000	F	08/11/19
PRECINCT MASTERPLAN - BASEMENT 01	DA-1001	E	18/10/19
BOUNDARY PLAN	DA-1005	E	18/10/19
URBAN DESIGN - SITE PLAN	DA-1600	I	15/11/19
URBAN DESIGN - SOUTH SITE ELEVATION AND CANTILEVER OVER SQUARE	DA-1601	E	18/10/19
URBAN DESIGN - PLAN - NORTHERN LANEWAY LEVELS	DA-1602	G	15/11/19
URBAN DESIGN - SECTION - NORTHERN LANEWAY LEVELS	DA-1603	G	15/11/19
URBAN DESIGN - PLAN - EASTERN CIVIC LINK LEVELS	DA-1604	F	08/11/19
URBAN DESIGN - PLAN- SOUTH	DA-1606	F	08/11/19
URBAN DESIGN - PROP. ALIGNMENT PLANS AND SECTIONS - SHEET 01	DA-1607	H	15/11/19
URBAN DESIGN - PROP. ALIGNMENT PLANS AND SECTIONS - SHEET 02	DA-1608	H	15/11/19
URBAN DESIGN - PROP. ALIGNMENT PLANS AND SECTIONS - SHEET 03	DA-1609	H	15/11/19
URBAN DESIGN - NORTH ELEVATION	DA-1610	F	18/10/19
OVERHANG COMPARISON	DA-1611	C	18/10/19
URBAN DESIGN - BUILDING SECTIONS SHEET 01	DA-1620	G	15/11/19
URBAN DESIGN - BUILDING SECTIONS SHEET 02	DA-1621	G	15/11/19
URBAN DESIGN - BUILDING SECTIONS SHEET 03	DA-1622	G	15/11/19
URBAN DESIGN - BUILDING SECTIONS SHEET 04	DA-1623	G	15/11/19
URBAN DESIGN - BUILDING SECTIONS SHEET 05	DA-1624	G	15/11/19
URBAN DESIGN - BUILDING SECTIONS SHEET 06	DA-1625	F	08/11/19
URBAN DESIGN – SITE SECTIONS SHEET 01	DA-1626	E	18/10/19

URBAN DESIGN – SITE SECTIONS SHEET 02	DA-1627	E	18/10/19
LANDSCAPE – PLANTING SCHEDULE	DA-1650	E	18/10/19
LANDSCAPE – PLAN L00 ZONE A	DA-1651	G	15/11/19
LANDSCAPE – PLAN L00 ZONE B	DA-1652	G	15/11/19
LANDSCAPE – PLAN L02	DA-1653	E	18/10/19
LANDSCAPE – PLAN L03	DA-1654	E	18/10/19
LANDSCAPE – PLAN L04	DA-1655	E	18/10/19
GROUND FLOOR DEMOLITION PLAN	DA-2100	E	18/10/19
HERITAGE INTERVENTIONS NOTES	DA-2101	E	18/10/19
PLAN - GROUND FLOOR HERITAGE INTERVENTIONS	DA-2110	E	18/10/19
ELEVATIONS - GROUND FLOOR HERITAGE INTERVENTIONS	DA-2111	E	18/10/19
IMAGES - GROUND FLOOR HERITAGE INTERVENTIONS	DA-2112	E	18/10/19
FACADE DETAILS – PANELISED SKYLIGHT	DA-2135	E	18/10/19
FACADE DETAILS – NORTH CURTAIN WALL – SHEET 01	DA-2136	E	18/10/19
FACADE DETAILS – NORTH CURTAINWALL SHEET 01	DA-2137	E	18/10/19
BASEMENT 1 PLAN	DA-2382	E	18/10/19
BASEMENT 1 - MEZZANINE PLAN	DA-2383	G	28/10/19
GROUND FLOOR PLAN	DA-2390	E	18/10/19
FIRST FLOOR PLAN	DA-2391	E	18/10/19
SECOND FLOOR PLAN	DA-2392	E	18/10/19
THIRD FLOOR PLAN	DA-2393	F	28/10/19
FOURTH FLOOR PLAN	DA-2394	E	18/10/19
FIFTH FLOOR PLAN	DA-2395	E	18/10/19
SIXTH FLOOR PLAN	DA-2396	E	18/10/19
ROOF PLAN	DA-2397	E	18/10/19
SOUTH ELEVATION	DA-3000	E	18/10/19
NORTH ELEVATION	DA-3001	E	18/10/19
EAST AND WEST ELEVATIONS	DA-3002	E	18/10/19
SOUTH AXONOMETRIC VIEW	DA-3100	E	18/10/19
NORTH AXONOMETRIC VIEW	DA-3101	E	18/10/19
PERSPECTIVE VIEW - 01	DA-9001	E	18/10/19
PERSPECTIVE VIEW - 02	DA-9002	E	18/10/19
FACADE MAINTENANCE ACCESS STRATEGY - SOUTH AXO VIEW	AR-1650	C	02/08/19
FACADE MAINTENANCE ACCESS STRATEGY - NORTH AXO VIEW	AR-1651	C	02/08/19
FLOOD EGRESS SHEET 01 – PLANS	AR-1670	C	18/11/19
FLOOD EGRESS SHEET 02 – PLANS	AR-1671	C	18/11/19
FLOOD EGRESS SHEET 03 – DETAILS	DA-1672	B	18/11/19
BUILDING ELEVATION PACKAGE COVER SHEET	AR-3000	D	02/08/19
OVERALL ELEVATION - SOUTH	AR-3001	E	02/08/19
OVERALL ELEVATION - WEST	AR-3002	E	02/08/19
OVERALL ELEVATION - NORTH	AR-3003	E	02/08/19
OVERALL ELEVATION - EAST	AR-3004	E	02/08/19

BUILDING ELEVATION - SOUTH ZONE A	AR-3011	C	02/08/19
BUILDING ELEVATION - SOUTH ZONE B	AR-3012	C	02/08/19
BUILDING ELEVATION - WEST	AR-3013	C	02/08/19
BUILDING ELEVATION - WEST (AT TOWN HALL LOBBY)	AR-3014	C	02/08/19
BUILDING ELEVATION - NORTH ZONE A	AR-3015	C	02/08/19
BUILDING ELEVATION - NORTH ZONE B	AR-3016	C	02/08/19
BUILDING ELEVATION - EAST	AR-3017	C	02/08/19
ENVELOPE DETAILS PACKAGE COVER SHEET	AR-5100	C	02/08/19
FACADE DETAILS - FT-01 SPIRE	AR-5105	B	02/08/19
FACADE SECTION DETAILS - FT-03	AR-5110	B	02/08/19
FACADE SECTION DETAILS - FT-04A AXO VIEW	AR-5112	B	02/08/19
FACADE SECTION DETAILS - FT-04A	AR-5114	B	02/08/19
FACADE SECTION DETAILS - FT-05A	AR-5115	B	02/08/19
FACADE ELEVATION DETAILS - FT-05A	AR-5116	B	02/08/19
FACADE DETAILS - FT-07A	AR-5120	B	02/08/19
FACADE SECTION - FT-02A	AR-5131	C	02/08/19
FACADE SECTION DETAILS - FT-02A	AR-5132	B	02/08/19
FACADE DETAILS - PANELISED SKYLIGHT SHEET 01	AR-5180	F	30/09/19
FACADE DETAILS - PANELISED SKYLIGHT SHEET 03	AR-5182	A	30/09/19
FACADE DETAILS - NORTH CURTAIN WALL- SHEET 01	AR-5190	F	30/09/19
LANDSCAPE DETAILS – SOFTSCAPES 02 & PAVING DETAILS	AR-5831	B	02/08/19
LANDSCAPE DETAILS – FURNITURE & FENCES	AR-5832	B	02/08/19
EXTERNAL GLAZING SCHEDULE COVER SHEET	AR-7200	A	16/07/19
EXTERNAL GLAZING SCHEDULE	AR-7201	A	16/07/19
EAST FACADE GLAZING SCREEN SCHEDULE	AR-7202	A	16/07/19
FACADE AREA CALCULATIONS	AR-7210	C	16/07/19
WINDOW & LOUVRE SCHEDULE	AR-7301	B	02/08/19
WEST FACADE LOUVRE SCREEN SCHEDULE	AR-7302	B	02/08/19
WALL PANEL ASSEMBLIES SCHEDULE - NORTH FACADE	AR-7221	A	16/07/19
WALL PANELS SCHEDULE - NORTH FACADE	AR-7222	A	16/07/19
ROOF PANELS SCHEDULE - SOUTH FACADE	AR-7223	A	16/07/19
FACADE SETOUT PLAN - GROUND FLOOR	AR-7301	A	16/07/19

FACADE SETOUT PLAN - LEVEL 1	AR-7302	A	16/07/19
FACADE SETOUT PLAN - LEVEL 2	AR-7303	A	16/07/19
FACADE SETOUT PLAN - LEVEL 3	AR-7304	A	16/07/19
FACADE SETOUT PLAN - LEVEL 4	AR-7305	A	16/07/19
FACADE SETOUT PLAN - LEVEL 5	AR-7306	A	16/07/19
FACADE SETOUT PLAN - LEVEL 6	AR-7307	A	16/07/19

Stormwater Drawings (AECOM Project No. 60604720)

Drawing Name	Reference Number	Revision Number	Dated
SITE STORMWATER PLAN GROUND LEVEL	SKE-00-0000-CI-0001	1	07/06/19
SECTION AND NOTES	SKE-00-0000-CI-0002	1	07/06/19
CIVIL WORKS DA EROSION AND SEDIMENT CONTROL PLAN	SKCI-0001	1	07/06/19

Specialist Reports

Document(s)	Prepared By	Dated
Access Assessment Report	BCA Logic	19/08/19
Arboricultural Impact Assessment Rev: B	Tree IQ	14/11/19
BCA Design Assessment Report	Design Confidence	25/07/19
Building Services Design Brief	AECOM	31/05/19
Construction Management Plan	City of Parramatta	17/07/19
Construction Traffic Management Plan	The Transport Planning Partnership	18/10/19
CPTED Assessment Report	Design Inc.	August 2019
Design Statement 2019	Design Inc. Manuelle Gautrand Architecture Lacoste & Stevenson	Undated
Development Application Noise and Vibration Assessment	AECOM	13/08/19
Ecologically Sustainable Development Report	AECOM	13/08/19
Façade Brief	Surface Design	09/08/19
Façade Performance Specification	Surface Design	16/08/19
Flood Emergency Management Strategy Report (Preliminary) Rev F [Not including Appendix D]	AECOM	19/11/19
Heritage Impact Statement	Urbis	01/07/19
Historical and Aboriginal Statement	Niche Environment and Heritage	28/06/19
Letter titled Re: Discovery Centre and Exhibition Space Fit Out	Property Development Group, City of Parramatta	25/10/19

Operational Waste Management Plan	Eccel	09/08/19
Pedestrian Wind Environment Statement	Windtech	09/08/19
Project Proposal	Sayfa Group	26/08/19
Reflectivity Report	Surface Design	09/08/19
Roof High Angle Reflections	Surface Design	23/10/19
Self Closing Flood Barrier Product Information Model: Ram Push	Flooding Solutions Advisory Group	09/01/17
Site Stormwater Management Report	AECOM	12/08/19
Structural Concept Design Report	AECOM	12/08/19
Traffic and Parking Assessment Report	The Transport Planning Partnership	17/06/19

Note: In the event of any inconsistency between the architectural drawings, landscape drawings, civil drawings or photomontages, the architectural drawings shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved drawings.

2. All building work must be carried out in accordance with the current provisions of the Building Code of Australia (National Construction Code).

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

3. Prior to commencement of any construction works associated with the approved development, it is mandatory to obtain a Construction Certificate. Plans, specifications and relevant documentation accompanying the Construction Certificate must include any requirements imposed by conditions of this Development Consent.

Reason: To comply with the Environmental Planning & Assessment Act 1979, as amended and the Environmental Planning & Assessment Regulation 2000.

4. Demolition work must be carried out in accordance with Australian Standard 2601-2001 - Demolition of Structures and the requirements of the NSW WorkCover Authority.

Reason: To ensure appropriate demolition practices occur.

5. The building hereby approved must not exceed a maximum height of 43.7 metres AHD, inclusive of spire, all lift over-runs, vents, chimneys, aerials, antennas, lighting rods, any roof top garden planting, exhaust flues, etc. A survey report confirming compliance is to be submitted to the satisfaction of the Principal Certifying Authority prior to the release of

any Occupation Certificate. A copy of the report is to be provided to Council for their records.

Reason: To comply with the requirements of the Department of Infrastructure, Regional Development and Cities.

6. The developer shall be responsible for all public utility adjustment/relocation works, necessitated by the above work, and as required by the various public utility authorities and/or their agents.

Reason: To ensure the applicant bears all reasonable costs for the development.

7. No part of a tower crane is to extend, operate or otherwise encroach the airspace of any adjoining properties at any time, including outside construction work hours, unless an agreement to do so has been reached between the developer and any relevant property owner/s, including any Strata body. Such agreement must be in place prior to installation of any component of the tower crane.

Reason: To preserve the amenity of adjoining property and ensure consistency with the requirements of Council's Hoarding and Tower Crane Policy 233.

8. Notwithstanding the approved drawings, no approval is granted for the following:

- a) Any works shown on the drawings outside of the development lot (i.e. Lot 8, DP1252009);
- b) Signage;
- c) Subdivision of the site; and
- d) Adaptive reuse of the old Town Hall building.

A separate development application is required for such works.

Reason: To ensure the development is in accordance with the terms of the application.

DESIGN EXCELLENCE

9. In order to ensure the design excellence quality of the development is retained:

- (a) The architectural design team comprising Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, s4.55 Modification

Applications, Construction Certificate and Occupation Certificate stages).

- (b) The design architect's team is to have full access to the site and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project.
- (c) Evidence of the design architect's team commission is to be provided to the Council prior to release of any Construction Certificate.
- (d) Council's Design Competition Panel (Design Excellence Jury) is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing prior to the issue of the relevant Construction Certificate and any Occupation Certificate.
- (e) The design architect's team of the project is not to be changed without prior notice and approval of the Design Excellence Jury.
- (f) The Principal Certifying Authority must be satisfied that the above matters have been complied with, in accordance with written confirmation from City of Parramatta Council.

Reason: To ensure the design quality excellence of the development is retained.

ENDEAVOUR ENERGY

10. The following is a summary of the usual / main terms of Endeavour Energy's electrical easements / protected electrical works requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

If the proposed works will encroach/affect Endeavour Energy's easements contact must first be made with the Endeavour Energy's Easements Officer.

Reason: To comply with the requirements of Endeavour Energy.

11. The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in full grown height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Reason: To comply with the requirements of Endeavour Energy.

12. Workers involved in work near electricity infrastructure are at risk of receiving an electric shock and causing substantial damage to plant and equipment. All physical works must to comply with Endeavour Energy's public safety policies, that assist the general public and construction workers in understanding associated risks and safe work procedures. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+home/mepage/communitynav/safety/safety+brochures>

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should report this immediately via telephone to the 24-hour emergency service centre on 131 003.

Reason: To ensure construction safety procedures are appropriately implemented.

ENVIRONMENTAL HEALTH (CONTAMINATION)

13. Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the principal certifying authority immediately.

Reason: To ensure that the land is suitable for its proposed use and poses no risk to the environment and human health.

14. Groundwater shall be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply

with relevant NSW EPA water quality standards and Australian and New Zealand Guidelines for Fresh and Marine Water Quality 2000.

Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To ensure that contaminated groundwater does not impact upon waterways.

ENVIRONMENTAL HEALTH (WASTE)

15. Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

Reason: To ensure that building materials are not washed into stormwater drains.

TREES & LANDSCAPING

16. Trees to be retained are:

Tree No.	Name	Common Name	Location	DBH Diameter at breast height (mm)	Tree Protection Zone (m)
1 (see below)	Platanus xacerifolia	London Plane Tree	North west of Old Town Hall	850	10.2
2	Platanus xacerifolia	London Plane Tree	North west of Old Town Hall	800	9.6

Notwithstanding the table above, Tree 1 may be removed if evidence is provided to the satisfaction of Council's Group Manager Development and Traffic Services (DTSU) that:

- Endeavour Energy would not otherwise service the approved substation, and
- Endeavour Energy access becomes necessary (i.e. the substation is installed and operational).

If required in writing by Endeavour Energy to achieve a serviceability setback within the northern laneway, the planter structure surrounding Tree 1 may be removed without further consent. This option must be undertaken under the direct supervision of an AQF Level 5 Consulting Arborist.

Note. Tree numbers referenced are as per the numbering in the Arboricultural Impact Assessment Rev: B by Tree IQ dated 14/11/19.

Reason: To protect significant trees which contribute to the landscape character of the area.

17. Consent from Council must be obtained prior to any pruning works being undertaken on any tree on site, or any trees located in adjoining properties. All approved pruning works must be supervised by an Australian Qualifications Framework (AQF) Level 3 certified Arborist. This includes the pruning of any roots that are 30mm in diameter or larger.

Reason: To ensure the protection of the tree(s) to be retained.

Prior to the issue of a Construction Certificate

(Note: Some conditions contained in other sections of this consent (including prior to occupation/use commencing) may need to be considered when preparing detailed drawings/specifications for the Construction Certificate.)

PLANNING

18. A Construction Certificate is not to be issued unless the Certifying Authority is satisfied the required levy payable, under Section 34 of the Building and Construction Industry Long Service Payments Act 1986, has been paid.

Reason: To ensure that the levy is paid.

19. A monetary contribution comprising **\$3,494,536.22** is payable to City of Parramatta in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre S94A Development Contribution Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only.

The contribution is to be paid to Council prior to the issue of any Construction Certificate.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Parramatta City Centre S94A Development Contribution Plan (Amendment No. 4) can be viewed on Council's website at:

<https://www.cityofparramatta.nsw.gov.au/business-development/planning/development-contributions>

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

20. An Environmental Enforcement Service Charge must be paid to Council prior to the issue of any Construction Certificate. The fee will be in accordance with Council's adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

21. An Infrastructure and Restoration Administration Fee must be paid to Council prior to the issue of any Construction Certificate. The fee will be in accordance with Councils adopted 'Fees and Charges' at the time of payment.

Note: Council's Customer Service Team can advise of the current fee and can be contacted on 9806 5524.

Reason: To comply with Council's adopted Fees and Charges Document and to ensure compliance with conditions of consent.

22. In accordance with Section 4.17(6)(a) of the Environmental Planning and Assessment Act 1979, security bonds payable to Council for the protection of the adjacent road pavement and public assets during construction works. The bond(s) are to be lodged with Council prior to the issue of any application/approval associated with the allotment, (being a Hoarding application, Construction Certificate) and prior to any demolition works being carried out where a Construction Certificate is not required.

The bond may be paid, by EFTPOS, bank cheque, or be an unconditional bank guarantee.

Should a bank guarantee be lodged it must:

- (a) Have no expiry date;
 - (b) Be forwarded directly from the issuing bank with a cover letter that refers to Development Consent DA/476/2019;
 - (c) Specifically reference the items and amounts being guaranteed.
- If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen days prior to such action being taken. No bank guarantee will be accepted that has been issued directly by the applicant.

Bonds shall be provided as follows:

Bond Type	Amount
Development Site Bonds	\$25,750.00
Hoarding	\$5,340.00 (Class A), \$10,609.00 (Class B)

(a) A dilapidation report is required to be prepared prior to any work or demolition commencing. This is required to be submitted to City of Parramatta Council with the payment of the bond/s.

(b) The dilapidation report is required to document/record any existing damage to kerbs, footpaths, roads, nature strips, street trees and furniture within street frontage/s bounding the site up to and including the centre of the road.

Reason: To safe guard the public assets of council and to ensure that these assets are repaired/maintained in a timely manner so as not to cause any disruption or possible accidents to the public.

23. The works/methods/procedures/control-measures/recommendations in the specialist reports outlined in Condition 1 shall be incorporated into the plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority. A list of all of the recommendations and how they have been actioned shall be provided to Council.

Reason: To ensure a suitable level of residential and public amenity.

24. Access and services for people with disabilities shall be provided to the 'affected part' of the building, in accordance with the requirements of the Access to Premises Standard 2010, the National Construction Code 2013 and AS1428. Detailed plans, documentation and specification must accompany each application for a Construction Certification to the satisfaction of the Principal Certifying Authority.

Reason: To ensure the provision of equitable and dignified access for all people in accordance with disability discrimination legislation and relevant Australian Standards.

25. Service ducts, plumbing installations and plant servicing the development must be concealed within the building to keep external walls free from service installations. Details are to be included within the

plans and documentation accompanying the relevant Construction Certificate to the satisfaction of the Principal Certifying Authority.

Reason: To ensure the quality built form of the development.

26. Prior to the issue of the relevant Construction certificate, the Principal Certifying Authority must be satisfied that all plant and equipment (including but not limited to air condition equipment) is located within the basement or screened on the roof, except as explicitly shown otherwise on the approved drawings.

Note: Architectural plans identifying the location of all plant and equipment must be provided to the Principal Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality.

27. To reduce the extent of overhead cabling, all service mains required to facilitate the development must be underground, both within the allotment boundaries and the public way. Details must be provided with the plans and documentation accompanying the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.

Reason: To provide infrastructure that facilitates the future improvement of the streetscape.

28. The external walls of the building including attachments must comply with the relevant requirements of the National Construction Code (NCC). Prior to the issue of the relevant Construction Certificate and Occupation Certificate the Principal Certifying Authority must:

- (a) Be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
- (b) Ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and as built.

Reason: To ensure building materials are sufficiently non-combustible.

29. Prior to the issue of any Construction Certificate for above ground works an updated wind report must be submitted and approved by Council's Group Manager DTSU and Council's independent Wind Consultant. The updated report will take into consideration the final landscaping solution and future uses of the building and outdoor spaces. The recommendations of the report shall be incorporated into the final plans.

Reason: To ensure wind impacts are minimised.

DESIGN EXCELLENCE

30. Prior to the release of the relevant Construction Certificate the applicant shall submit to and have approved by Council's Group Manager DTSU, key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented. Revised 3D photomontages should also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.

Reason: To ensure the design quality excellence of the development is retained.

31. The applicant is to submit further analysis of the southern sloping façade to check solar reflections do not impact onto approaching motorists or pedestrian comfort for users of the square. Details demonstrating compliance are to be submitted to and approved by Council's Group Manager DTSU and independent Solar Reflectivity consultant prior to the issue of the relevant Construction Certificate.

Should specular type reflections be identified that exceed a reasonable disability glare and discomfort thresholds then opaque perpendicular elements such as fins should be included to mitigate sources of glare.

Reason: To have a minimal impact on road users and users of the public domain.

32. External materials must be pre-colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details demonstrating compliance must be submitted to and approved by Council's Group Manager DTSU prior to the release of the relevant Construction Certificate.

Reason: To have a minimal impact on neighbouring properties and the public domain.

33. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's Group Manager DTSU architectural plans demonstrating building overhangs across the northern laneway limited to the following criteria:

- Maximum depth from primary northern facade = 2500mm
- Maximum height = 12000mm and only above RL 25.10m
- Maximum area in elevation = 405m².

Reason: To ensure satisfactory building setbacks are maintained.

34. Prior to the release of the relevant Construction Certificate the applicant must submit for approval by Council's Group Manager DTSU architectural plans demonstrating buildings setback on Leigh Place of:

- 17m (+/- 200mm) from the glassline of the building to the boundary with 3PS above ground level, and
- Minimum of 21.2m from the glassline of the building to the boundary with 3PS at ground level.

Reason: To ensure an appropriate width and amenity for the public domain of Leigh Place.

35. Prior to the release of the relevant Construction Certificate the applicant must submit for approval by Council's Group Manager DTSU a Building Lighting Strategy detailing the LED system proposed on the northern and southern façades.

The approved Building Lighting Strategy must be implemented prior to release of any Occupation Certificate.

Reason: To ensure lighting and signage is compatible with the building and area.

36. Prior to the release of the relevant Construction Certificate the applicant must submit for approval by Council's Group Manager DTSU a Façade Maintenance Strategy detailing an ongoing maintenance and cleaning regime for the building.

Reason: To ensure the buildings can be maintained in an appropriate manner.

ENGINEERING (STORMWATER & FLOODING)

37. All roof water and surface water is to be connected to an operable drainage system. Details are to be shown on the plans and documentation accompanying the application for the relevant Construction Certificate.

Reason: To ensure satisfactory stormwater disposal.

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38. The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Reason: To ensure the requirements of Sydney Water have been complied with.

39. The building must be designed and certified by a registered structural engineer to ensure the building does not fail due to floodwater forces, debris and buoyancy effects from flooding events up to the Probable Maximum Flood level for Parramatta River which may be assumed to be RL 11.6m AHD.

Reason: To ensure the structure can withstand flooding impacts.

40. Full engineering construction details of the stormwater system, including OSD and WSUD structures, pipe networks and calculations as per following points, shall be submitted to and approved by Council's Group Manager DTSU prior to release of the relevant Construction Certificate for stormwater design systems.

- (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the Stormwater Drawings approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, Council's DCP 2011, The

Upper Parramatta River Catchment Trust On Site Detention Handbook (Fourth Edition), the relevant Australian Standards and the National Construction Code.

- (b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 m³/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 455 m³/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).
- (c) Adequate access hatches must be provided so the OSD, WSUD and rainwater tank storages can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tanks.
- (d) Vent-stacks must be provided to allow for adequate cross-ventilation.
- (e) Certificate from a registered structural engineer certifying the structural adequacy of all of the OSD, WSUD and rainwater tank structures.
- (f) Full details of the stormwater quality management and treatment system
- (g) Full details of the rainwater capture, harvesting and reticulation system

Reason: To manage the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

41. Prior to the issue of the relevant Construction Certificate, the applicant shall submit to Council's Group Manager DTSU for evaluation and approval, revised stormwater drawings demonstrating a short term drainage solution for any low-points on adjoining sites to the north. The stormwater works shall be completed in accordance with the plans approved to satisfy this condition prior to the issue of any Occupation Certificate.

Reason: To minimise nuisance flooding.

42. A rainwater tank and dual piping reticulation system must be installed to Council's standards. The sizing of the tank must be based on sustainable water harvesting and use and must be demonstrated with

modelling. Details of the rainwater capture and use system, including capacity design, must be submitted to and approved by Council's Group Manager DTSU prior to release of the relevant Construction Certificate.

Reason: To ensure appropriate rainwater harvesting measures are in place.

43. A system to manage stormwater quality discharged from the development must be installed to satisfy section 3.3.6.1 of City of Parramatta Council Development Control Plan 2011. Details of the proposed stormwater management system and stormwater treatment devices and their location, together with supporting MUSIC computer modelling must be submitted to and approved by Council's Group Manager DTSU prior to release of the relevant Construction Certificate.

Reason: To ensure appropriate stormwater quality treatment measures are in place.

44. All openings to the basement must be fully flood proofed up to RL 11.6m AHD with self-operating floodgates and/or flood doors and passive measures such as floor levels to prevent floodwater ingress into the basement. Details of these must be submitted to Council's Group Manager DTSU for approval prior to release of the relevant Construction Certificate.

Reason: Flood risk management.

45. The perimeter walls and floor of the basement shall be constructed using a "Tanked Construction" method, to prevent any flood and ground waters seeping through the basement walls and floor base. This must be provided using a diaphragm wall and membrane or other approved form of construction and not through permanent draining of the basement structure.

The landowner shall manage groundwater inflows and outflows during construction and thereafter in perpetuity, including monitoring, to ensure all of the requirements of the Water NSW/DPI Water are satisfied and that there are no adverse effects on the environment and public health, including water table levels, surface and groundwater flow regimes, contamination and pollution, flooding and water quality and structural stability.

Details demonstrated compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to release of relevant Construction Certificate.

Reason: Protection of the environment and public health.

46. Final detailed stormwater plans must be prepared for the site by a qualified hydraulic engineer. These plans must include, but are not limited to, the following:

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- i. Town Hall (PS 7) drainage details.
 - ii. A drainage solution for the Northern laneway.
 - iii. The OSD, WSUD and rainwater tanks locations, as well as dimensional and level details.
 - iv. Provision of an overflow mechanism for the OSD, WSUD and rainwater tanks, as well as measures to allow for cross-ventilation of the tanks without releasing malodorous air into interior areas.
 - v. Confirmation of the location of the rainwater tank. This tank must have a minimum 50,000 litre rainwater storage capacity, independent of the OSD storage volume, and must overflow to the OSD system. The tank capacity may need to be increased depending on demand and capacity requirements.
 - vi. An updated MUSIC model summary, including consideration of stormwater runoff from the Northern Laneway and the stormwater treatment measures.

The detailed stormwater design must be submitted to and approved by Council's Group Manager DTSU prior to release of the relevant Construction Certificate.

Reason: To ensure an adequate stormwater management system is put in place.

- 47. A construction phase site emergency response plan must be prepared, detailing evacuation procedure, storing of construction equipment and any procedures for the protection of the site on the occasion of a Fire, Flood or other Emergency event. Details must be submitted to and approved by Council's Group Manager DTSU prior to release of any Construction Certificate.

Reason: To ensure an effective site flood emergency response plan is put in place.

- 48. A comprehensive construction phase soil and water management plan must be prepared for the proponent site, which considers potential interaction with water management strategies on the adjacent PS 3, 4, 6 and 8 sites. This plan must focus on the protection of environment, existing infrastructure and human safety by addressing the following issues:

- i. Bunding must be provided to the Flood Planning Level around the excavation site and all equipment and materials storage areas. The flood planning level for 5 Parramatta Square is RL 10.9m AHD which is the 1% AEP overland flooding level plus a 0.5m freeboard.

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- ii. Detailed plans of water quality treatment for construction phase excavation cavity dewatering. The location of any proprietary treatment and pumping devices onsite must be indicated on the consolidated
 - iii. excavation plan, as well as calculations demonstrating expected compliance with the water quality parameters outlined in Council's DCP 2011.
 - iv. All stormwater incident on the construction site must be collected and appropriately disposed of in a manner that does not increase the flood risk for the catchment area or degrade the quality of water being disposed of to Council stormwater infrastructure. The proposed methods of collection, treatment and disposal for the entire excavation must be shown on the integrated plan and detailed in the report.
 - v. Erosion and sediment control devices are to be installed prior to the commencement of any demolition, excavation or construction works upon the site. These devices are to include, but not be limited to:
 - vi. Vehicle Wheel wash, cattle grid, wheel shaker or other appropriate device to remove sediment from vehicle wheels.
 - vii. A sediment trapping fence, made of a geotechnical textile specifically designed for such a purpose and installed and maintained to manufacturer's specifications, placed below the disturbed area of the construction site along contours.
 - viii. Vehicle driveways are to be adequately covered at all times with free draining sub-grade material.
 - ix. The protection of all stormwater collection pits in the vicinity of the works.
 - x. The protection of all stockpiled construction waste and materials.
 - xi. Details of the above must be shown on the plan and outlined in the report.
 - xii. Temporary plant and equipment details, including the location of any proposed access ramps, cranes, site entry points etc.
 - xiii. An operational and monitoring plan.

The construction phase soil and water management plan must be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of any Construction Certificate.

Reason: Environmental protection.

- 49. Under the Water Act 2000 the proponent must obtain a dewatering licence for construction phase groundwater extraction, to address groundwater upflow from the base of the excavation cavity. This should extend only for the duration of excavation, and no groundwater

dewatering should occur after the diaphragm wall and hydrostatic slab have been completed.

Reason: Aquifer management.

50. Prior to release of any Construction Certificate the Applicant shall identify, to the satisfaction of Council's Group Manager DTSU, a suitable location/s for permanent, fully enclosed 'Shelter in Place' facilities where building occupants and members of the public may take refuge during a flood greater than the 1% AEP event. This shelter facility must be indoors and have a floor level greater than the PMF level of RL 11.6m AHD. It must be readily accessible to occupants and (in flood emergencies) members of the public, and must be provided with appropriate facilities including permanent drinking water supply, toilets, emergency lighting, food storage and communications that will operate during the most severe possible storms and floods. The Shelter in Place facility must have direct flood free access from the basement car park levels via a staircase protected from floods up to the PMF with flood doors and gates as necessary. Prior to issue of an Occupation Certificate, the Applicant shall demonstrate to the satisfaction of Council's Group Manager DTSU and the PCA the adequate implementation of this requirement.

Reason: To ensure the safety of occupants from the risk of flooding.

51. A Flood Emergency Management Plan (FEMP) shall be prepared by an appropriately qualified consulting engineer with experience in flood emergency management and implemented prior to occupation in perpetuity. This Plan must enable the occupants of the development and people from the vicinity, including those in the basement levels, to egress the site in the early stages of a storm flooding event, and to seek refuge within the building above the Probable Maximum Flood Level (which may be assumed to be RL 11.6m AHD at this location) in a peak flooding event. The FEMP must include details of all flood barriers, gates, escape stairs and other flood exclusion measures ensuring that floodwaters are excluded from the basement up to the level of RL 11.6m AHD. The FEMP shall be submitted to and approved by Council's Group Manager DTSU prior to the issue of any Construction Certificate. The Flood Emergency Management Plan shall be incorporated into the Building Management Plan and regularly tested to ensure it is viable and understood by building managers, operators and other staff. This includes testing of flood gates and doors and conducting flood escape drills for occupants. The FEMP and Building Management Plan must include procedures and practice for ongoing operation, inspection and maintenance of flood gates, barriers and doors. A copy of the FEMP shall be kept on site at all times and distributed to all owners and

operators.

Reason: To provide flood resilience and education.

HERITAGE

52. A suitably qualified and experienced heritage consultant must be retained as part of the team during design development, tender documentation and during construction to ensure impacts on the physical fabric of the Parramatta Town Hall are minimised. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure heritage impacts are minimised.

53. Archival photographic must be undertaken recording of all spaces and fabric of moderate, high and exceptional significance impacted on by the proposal. The recording is to be in accordance with the Heritage Council guidelines. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure the history of Parramatta Town Hall is conserved.

54. To minimise impact from loss of the stage area the following is required to be undertaken:

- a. Retention of the majority of the Proscenium Wall including its mouldings and painted finishes on the auditorium side and the "scars" of the backstage mechanisms and walkways on the former back stage face of the proscenium wall. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to the issue of the relevant Construction Certificate.
- b. Design of the new development and its interface with the proscenium to allow for use of a temporary stage under / within the proscenium in the future. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to the issue of the relevant Construction Certificate.
- c. Archival recording in drawings and photographs of the stage/backstage/under-stage area including all external walls and both sides of the eastern proscenium wall of the auditorium and the thrust stage that goes beyond the proscenium with key elements kept in accordance with Heritage Council guidelines. Evidence of this must be submitted to and approved by Council's Group

Manager DTSU and independent Heritage Advisor prior to the issue of any Construction Certificate.

- d. Video and oral recordings of how the stage area was utilised historically from past users and performers. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

55. Design resolutions are required to be undertaken to minimise heritage impacts and are to be submitted to and approved by Council's Group Manager DTSU and independent external Heritage Consultant prior to the issue of any Construction Certificate, which demonstrate the following:

- a. Ensure that the fabric of the Town Hall (exterior and interiors) are not affected by any overhanging building + structural elements. The final design must ensure minimal structural interventions to the existing Town Hall.
- b. The walls either side of the proscenium where the stairs previously led up to the stage will need to be conserved. It is possible that the original 1885 finishes that existed prior to construction of the stairs (1932 or later) will be revealed. These finishes can be conserved, reconstructed or interpreted.
- c. How the new doors will be inserted either side of the proscenium arch
- d. The detailing associated with the new doorways created at the base of the auditorium windows.
- e. The proposed backlighting of the northern auditorium windows that are covered over.
- f. How the rear of the proscenium wall will be conserved and interpreted and the resolution of the support and operation of the proposed operable doorway.
- g. Details of other junctions between the new development and heritage fabric (e.g. at Jubilee Hall). The intersection between new and old externally must be redesigned.
- h. The fit out of the proposed new disabled access WC on the ground floor of Parramatta Town Hall.

Reason: To ensure heritage impacts are minimised.

56. Prior to the issue of any Construction Certificate a **Draft Heritage Interpretation Strategy** must be submitted to and approved by Council's Group Manager DTSU and must demonstrate the following:

- Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the diverse public audiences & show how it is integrated through the building design, across the site and complementing neighbouring sites.
- Address Aboriginal, historical archaeological, cultural and built heritage to effectively communicate the significant themes of the site, and, given the future use of the 5PS building, address Parramatta's broader heritage, in ways that compel, attract and engage diverse audiences.
- Be developed in collaboration with architects, designers, archaeologists and key community stakeholders (including Darug, Aboriginal and multicultural communities).
- Document all interpretive installations and devices to be accommodated within the approved project, supported by an explanation as to how the Strategy has guided and informed the nominated installations and devices.
- How the heritage value of the site has been incorporated into the design and fit out of the new development and the adaptation of the Parramatta Town Hall.
- The interpretation plan must contain information such as billboards, posters, programmes, reviews, performers of notoriety and of humble backgrounds and general memorabilia.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

INFRASTRUCTURE

57. Documentary evidence to the satisfaction of the Certifying Authority is to accompany the application for the relevant Construction Certificate confirming satisfactory arrangements have been made with the energy provider for the provision of electricity supply to the development.

- (i) If a substation is required of the energy provider, it must be located internally within a building/s.
- (ii) Substations are not permitted within the front setback of the site or within the street elevation of the building; unless such a location has been outlined and approved on the Council stamped

Development Application plans. Substations are not permitted within Council's road reserve.

Reason: To ensure adequate electricity supply to the development and to ensure appropriate streetscape amenity.

58. Where work is likely to disturb or impact upon a utility installations, (e.g. power pole, telecommunications infrastructure etc.) written confirmation from the affected utility provider that they raise no objections to the proposed works must accompany an application for a Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure no unauthorised work to public utility installations and to minimise costs to Council.

PUBLIC DOMAIN

59. Prior to the issue of a Construction Certificate for any works at ground level or above including slab pour, final Public Domain Construction Drawings fully coordinated with Civil Engineering Drawings and refined slab levels shall be submitted to the Council for approval by Council's Group Manager DTSU. The final slab levels shall be designed to demonstrate that they integrate with the surrounding public domain. The completed Public Domain Construction Drawings shall specify the design, materials and finishes for alignment levels, surface drainage, retaining walls, paving, surface sealant treatment, paving jointing pattern coordinated with slabs under, awnings, utilities, surface pit lids (with schedules), kerb ramps, vehicle footpath crossings, pedestrian safety, all proposed fixtures and fittings, access provisions, etc. The plans shall be consistent with the most current advice of Council's Public Domain Guidelines and Specifications for Parramatta Square and with all relevant Council DS series standard drawings (available on request).

The Public Domain Construction Drawings shall address the marked-up changes outlined in stamped plan DA-1600, Rev: I by Manuelle Gautrand Architecture, Design Inc. & Lacoste Stevenson Project No. P19-035 dated 15/11/19.

Notwithstanding the approved Landscape DA concept drawings, final approval of plant species selection for the project will be provided according to the detailed design work and plant schedules prepared by the applicant for the Public Domain Construction Drawing submission. Commentary about proposed species by council officers can be arranged as required.

Paving over deep soil pits is to be structurally supported. Two large tree planters are to be provided in the Civic Link with minimum dimensions 5m x 10m each to match the adjacent planters in the Civic Link. The temporary walls installed in the Civic Link soil planters facing the 5PS development site are to be removed to create larger connected soil pits. The soil pits must provide a minimum of 1m deep soil material excluding drainage layers. Irrigation and drainage connections must be provided.

Reason: To ensure that the development connects appropriately to the adjoining public domain.

60. All outdoor lighting and lighting of publicly accessible spaces must comply with the relevant provisions of AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting, and with AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting, and designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads, and to ensure no adverse impact on the amenity of the surrounding area by light overspill.

Wall mounted light fittings are required in the Northern Laneway and in Civic Link. All new LED luminaires shall include 7pin NEMA socket.

A detailed lighting plan demonstrating compliance with these requirements be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To protect the amenity of the surrounding neighbourhood from the emission of light and to provide high quality external lighting for security without adverse effects on public amenity from excessive illumination levels.

61. Notwithstanding the approved plans, prior to the release of the relevant Construction Certificate the applicant must submit for approval by Council's Group Manager DTSU the final location of the external fire booster. If Option 2 is proposed, Council will require a letter from the relevant body stating that this is the only feasible option.

Reason: To minimise the impact of the fire booster on the heritage building and on the public domain.

SUSTAINABILITY

62. Prior to the issue of the relevant Construction Certificate, revised plans shall be submitted to and approved by Council's Group Manager DTSU and independent Environmentally Sustainable Development consultant demonstrating the following requirements to confirm acceptability of the

design for thermal and visual performance of the roof and western facade:

Thermal

- a) The design must demonstrate through building energy simulation, in accordance with the JV3 requirements of the NCC, that the thermal performance of the envelope is improved by 10% when compared to prescriptive requirements of the Building Code of Australia and the overall building as a whole demonstrates a minimum 20% energy improvement when compared to a DTS equivalent of the building.
- b) The shading system(s) must prevent any direct solar beams from entering the habitable spaces during occupied hours.
- c) The facade must be designed to eliminate risk of condensation as far as reasonably possible on both internal and external surfaces of glazing.

Light and Visual Comfort

- a) The glass must be selected to minimise internal reflections and to maximise views out.
- b) External shades and other materials visible from the workspace must be designed to avoid glare from bright surfaces and/or reflected light.
- c) Shading devices must be able to modulate as required to protect from direct sun but maximise views and daylight.
- d) The actuated internal shading device shown in approved drawings DA-2136 shall be installed on all tessellated roof skylight panels above habitable floor space.

Sustainable Operations

- a) Control mechanisms, motors, etc. for the shading devices are to be durable and easily accessible for maintenance.
- b) Design of the shading must allow easy access to glass for cleaning and maintenance without disruption to the thermal and visual comfort of building users.
- c) Controls to achieve required thermal and visual requirements must be automated and able to be programmed to ensure required operations.
- d) Control of external shades on the western façade must provide full modulation of blades (not stepped) and be closed loop control to minimise risk of poor control compromising the quality of the internal environment.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

63. Prior to the issue of any Construction Certificate relating to the façade, the applicant shall submit to and have approved by Council's Group Manager DTSU:

- a) A working prototype performance specification and, once approved,
- b) A 1:1 manufactured full experience working prototype of key junctions of the external facades (minimum 1m x 1m dimension), to the satisfaction of the Council's Group Manager DTSU, the Design Excellence Jury and Council's Independent ESD consultant. The junctions are to be agreed upon by the project architect, independent ESD consultant and City Architect. The prototype is to be exhibited, at the correct orientation, in the Sydney Metropolitan Area for a minimum 6-month period (or as otherwise agreed by Council), to ensure that ongoing maintenance and durability can be assessed and is considered to be acceptable.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

64. Prior to the issue of any Construction Certificate, revised plans shall be submitted to and approved by Council's Group Manager DTSU and independent Environmentally Sustainable Development consultant demonstrating the following requirements:

- a) The building must achieve a 5-star Green Star Design and As-built rating (v1.2 or later). Evidence is to be provided in accordance with the Design Review certified rating of the Green Building Council of Australia.
- b) A dual reticulation (dual pipe) system is to be installed, with the dual reticulation system being of sufficient size to supply all non-drinking water uses of the building, integrated with the rainwater harvesting system and suitable for future connection to a recycled water main.
- c) LED lighting must be provided throughout the building.
- d) Outdoor air ventilation rates must exceed the relevant Australian Standard by 50%.
- e) The use of PVC must be limited with minimum replacement of 60% (by cost) compared to standard practice.
- f) All lifts must be gearless with regenerative drives.
- g) Solar photovoltaic generation must be installed to not less than 50% of the available horizontal roof area. (i.e. that area not allocated for building occupant use or location of plant)

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

TRAFFIC & TRANSPORT

65. Prior to issue of the relevant Construction Certificate the applicant must submit a Loading Dock Management Plan to the satisfaction of Council's Group Manager DTSU. The plan must achieve the following requirements:

- All loading and servicing is to be conducted on-site.
- Adequate, provision of loading bays to be provided within the site, generally consistent with the RMS Guide to Traffic Generating Developments (2002).
- All vehicles are to enter and exit the site in a forward direction.
- The applicant should not rely on the kerbside restrictions to conduct their business.
- Loading bay management details including service vehicle movements during peak periods;
- Management of vehicle queuing during incidents within the car park including details of alternate car parking locations; and
- Management of vehicle queuing during malfunction of traffic signals within the car park and the turn table.
- Address trucks reversing in the car park where pedestrians are walking through the area.
- Address trucks reversing near the boom gate when cars may be behind the truck and unable to reverse back through the boom gate.

Council will consult with Transport for NSW Sydney Coordination Office and Roads and Maritime Services, and consider their responses, prior to sign off of the Loading Dock Management Plan.

Reason: To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

66. 16 bicycle racks on Basement 01 are to be provided and used accordingly. The bicycle storage/racks are to comply with AS2890.3-2015. Details are to be illustrated on plans submitted with the relevant Construction Certificate application.

Reason: To comply with Council's parking requirements.

TREES & LANDSCAPING

67. The following must be provided with the relevant application for a Construction Certificate to the satisfaction of the Principal Certifying Authority:

- (a) Construction details showing substrate depth, drainage, waterproofing for all planting on structures, including planting over stormwater tanks, raised planters and rooftop gardens are to be provided by a suitably qualified structural engineer.
- (b) A specification for the soil volume, soil depth and soil area must meet the prescribed standards in "Apartment Design Guide – tools for improving the design of residential apartment development" (NSW Department of Planning and Environment, 2015) to be provided by a suitably qualified Landscape Architect/Designer for all proposed tree plantings with an expected mature height of five (5) metres or greater.
- (c) A specification ('Fit-for-purpose' performance description) for soil type and maintenance schedule specified by a suitably qualified Soil Scientist, to ensure sufficient nutrient and water availability is achieved which must be specific to the tree species proposed must be provided by a suitably qualified Soil Scientist.
- (d) Tree planting densities shall not exceed the prescribed soil volume and area required for plant type and certification must be provided by a suitably qualified Landscape Architect/Designer.
- (e) Planter boxes located over stormwater tanks and/or podium slabs are to have a minimum depth of 600mm for the planting of shrubs and/or trees, and a minimum of 300mm depth for turf/groundcovers proposed.

Reason: To ensure the creation of functional gardens.

68. Prior to the issue of the relevant Construction Certificate, the applicant shall submit to and have approved by Council's Group Manager DTSU, detailed landscape plans for each terrace level. The landscape works shall be completed in accordance with the plans approved to satisfy this condition prior to the issue of any Occupation Certificate.

Reason: To ensure the quality built form of the development.

69. Prior to the issue of the relevant Construction Certificate, the applicant shall submit to and have approved by Council's Group Manager DTSU, revised stormwater drawings demonstrating that proposed stormwater pipes will not unreasonably disturb the tree protection zone of the tree(s) marked for retention. The stormwater works shall be completed in accordance with the plans approved to satisfy this condition prior to the issue of any Occupation Certificate.

Reason: To ensure the quality built form of the development.

70. A Methodology Statement, prepared by a suitably qualified arborist (Australian Qualification Framework Level 5), must be submitted to the satisfaction of the Principal Certifying Authority prior to issue of any Construction Certificate. This statement is to identify the measures to be

implemented for protection of trees numbered 1 and 2 during construction. The methodology must relate specifically to these trees and the approved development. The statement is to be structured so that each of the following stages of construction are individually addressed, namely:

- a) Tree Protection Plan, to meet the requirements of protection methods in accordance with AS4970-2009 (Protection of Trees on Development Sites). Trees are to be numbered in accordance with the approved plans and documents;
- b) Tree Protection Measures;
- c) Supervision of any demolition, excavation or construction is to be undertaken within the calculated Tree Protection Zones of the above nominated trees.
- d) Any other stages that the project arborist deems necessary;
- e) A certification Schedule of witness/hold points must be prepared incorporating a, b, c and d above and must be completed by a suitably qualified (Australian Qualification Framework Level 5) Arborist.

Reason: To ensure adequate protection of existing trees.

Prior to Work Commencing

PLANNING

71. Prior to commencement of work, the person having the benefit of the Development Consent and Construction Certificate approval must:
- (a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment (irrespective of whether Council or an accredited private certifier) within 7 days; and
 - (b) Notify Council in writing a minimum of 48 hours prior to work commencing of the intended date of commencement.

The Principal Certifying Authority must determine and advise the person having the benefit of the Construction Certificate when inspections, certification and compliance certificates are required.

Reason: To comply with legislative requirements.

72. The site must be enclosed by a 1.8m high security fence erected wholly within the confines of the site to prevent unauthorised access. The fence must be installed to the satisfaction of the Principal Certifying Authority prior to the commencement of any work on site.

Reason: To ensure public safety.

73. A sign must be erected in a prominent position on any site involving excavation, erection or demolition of a building in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000 detailing:

- (a) Unauthorised entry of the work site is prohibited;
- (b) The name of the principal contractor (or person in charge of the work site), their telephone number enabling 24hour contact; and
- (c) The name, address and telephone number of the Principal Certifying Authority;
- (d) The development consent approved construction hours;

The sign must be maintained during excavation, demolition and building work, and removed when the work has been completed.

Reason: Statutory requirement.

74. A Hoarding Application to enclose public space is to be accompanied by the appropriate fee calculated according to Council's adopted fees and charges, together with details showing the location and type of hoarding proposed as required by Council's Hoarding Policy.

No demolition or works can commence until approval for the hoarding has been obtained.

Reason: To improve the visual impact of the hoarding structure and to provide safety adjacent to work sites.

75. Public risk insurance in the amount of not less than \$20 million or such other amount as Council may require by notice) must be obtained and furnished to Council before any works authorised by this consent are conducted:

- a) Above;
- b) Below; or
- c) On

Any public land owned or controlled by Council. The public risk insurance must be maintained for the period during which these works are being undertaken.

The public risk insurance must be satisfactory to Council and list Council as an insured and/or interested party.

A copy of the insurance policy obtained must be forwarded to Council before any of the works commence.

Note: Applications for hoarding permits, vehicular crossing etc. will require evidence of insurance upon lodgement of the application.

Reason: To ensure the community is protected from the cost of any claim for damages arising from works authorised by this consent conducted above, below or on any public land owned or controlled by Council.

76. Prior to the commencement of work, a registered surveyor is to undertake a set out survey to identify the location of all footings, slabs, posts and walls adjacent to a boundary. This is to ensure the development when complete, will be constructed wholly within the confines of the subject allotment. This set out survey showing the location of the development relative to the boundaries of the site, is to be forwarded to the Principal Certifying Authority prior to pouring of any footings or slabs and/or the construction of any walls/posts.

Reason: To ensure that the building is erected in accordance with the approval granted and within the boundaries of the site.

77. Prior to work commencing, adequate toilet facilities are to be provided on the work site.

Reason: To ensure adequate toilet facilities are provided.

78. Prior to any works commencing at ground level or above, the applicant shall submit to and have approved by Council's Group Manager DTSU an Arts Plan which:

- (a) Contains the necessary historical information and site analysis, as well as detailed identification of site opportunities in relation the building plans;
- (b) Be consistent with Council's "Interim Public Art Guidelines for Developers";
- (c) Confirms that the budget for the public art works shall not be less than 0.5% of the cost of works of the development as nominated on the Development Application form.
- (d) Requires a maintenance schedule for the works, the ongoing implemented of which shall be at the cost of the relevant body corporate/Owners Corporation

Council shall endorse the final Arts Plan once satisfactory. The approved works shall be completed and installed prior to the issue of any Occupation Certificate.

Reason: To ensure the proposal provides a level of public art commensurate with the scale of works.

ENGINEERING (STORMWATER & FLOODING)

79. The applicant must apply for a road-opening permit where a new pipeline is proposed to be constructed within or across Council owned land. Additional road opening permits and fees may be necessary where connections to public utilities are required (e.g. telephone, electricity, sewer, water or gas).

In addition, no drainage work can be carried out within the Council owned land without this permit being issued. A copy is required to be kept on site.

Reason: To protect Council's assets throughout the development process.

80. Erosion and sediment control measures are to be installed in accordance with the publication 'Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition) prior to the commencement of any demolition, excavation or construction works upon the site. These measures are to be maintained throughout the entire works.

Reason: To ensure soil and water management controls are in place before site works commence.

81. Prior to commencement of works and during construction works, the development site and any land adjacent to the the site must be maintained in a safe and tidy manner. In this regard the following must be undertaken:

- (a) all existing buildings are to be secured and maintained to prevent unauthorised access and vandalism
- (b) all site boundaries are to be secured and maintained to prevent unauthorised access to the site;
- (c) all general refuse and/or litter (inclusive of any uncollected mail/advertising material) is to be removed from the site on a fortnightly basis;
- (d) the site is to be maintained clear of weeds; and
- (e) all grassed areas are to be mowed on a monthly basis.

Reason: To ensure public safety and maintenance of the amenity of the surrounding environment.

82. Unless otherwise specifically approved in writing by Council, all works, processes, storage of materials, loading and unloading associated with the development are to occur entirely within the property boundaries. The applicant, owner or builder must apply for specific permits and approvals from Council if the following activities are required:

- (a) On-street mobile plant:

E.g. Cranes, concrete pumps, cherry-pickers, etc. - restrictions apply to the hours of operation and the area where the operation will occur, etc. Separate permits are required for each occasion and each piece of equipment. It is the applicant's, owner's and builder's responsibilities to take whatever steps are necessary to ensure the use of any equipment does not violate adjoining property owner's rights.

- (b) Storage of building materials and building waste containers (skips) on Council's property (other than the site the subject of this consent).
- (c) Permits to utilise Council property (other than the site the subject of this consent) for the storage of building materials and building waste containers (skips) are required for each location they are to be stored. Failure to obtain the relevant permits will result in the building materials or building waste containers (skips) being impounded. Storage of building materials and waste containers within Council's open space areas, reserves and parks is prohibited.
- (d) Kerbside restrictions - construction zones:
The applicant's attention is drawn to the possible existing kerbside restrictions adjacent to the development. Should the applicant require alteration of existing kerbside restrictions, or the provision of a work zones, the appropriate application must be made to Council and the fee paid. Applicants should note that the alternatives of such restrictions may require referral to Council's Traffic Committee. An earlier application is suggested to avoid delays in construction programs.

The application is to be lodged with Council's Customer Service Centre.

Reason: Proper management of public land.

83. The applicant must implement vibration and groundwater monitoring, using appropriate methods and equipment to ensure vibration and ground movement at adjacent buildings and structures is maintained within acceptable levels. This monitoring must commence prior to the start of works and continue for the duration of the basement/foundation construction process. This monitoring must be carried out by an independent body, in accordance with the recommendations of a qualified geotechnical or structural engineer.

Sufficient evidence must be presented to the Principal Certifying Authority that all vibration and groundwater monitoring and protection measures have been put in place prior to the commencement of works.

Reason: Protection of neighbouring buildings, structures and assets.

ENVIRONMENTAL HEALTH (ACOUSTIC)

84. A noise management plan must be submitted to and approved by Council's Group Manager DTSU prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person, who possesses qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to the following:

- (a) Confirmation of the level of community engagement that has, is and will be undertaken with the Building Managers/occupiers of the main adjoining noise sensitive properties likely to be most affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- (b) Confirmation of noise, vibration and dust monitoring methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties during the main stages of work at neighbouring noise sensitive
- (c) What course of action will be taken following receipt of a complaint concerning site noise, dust and vibration?
- (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring properties to a minimum.
- (e) What plant and equipment is to be used on the site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring properties and other less intrusive technologies available.

Reason: To maintain appropriate amenity to nearby occupants.

ENVIRONMENTAL HEALTH (CONTAMINATION)

85. The preparation of an appropriate hazard management strategy by an appropriately licensed asbestos consultant pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material is required. This strategy shall ensure that any such proposed demolition works involving asbestos are carried out in accordance with the requirements of the 'Code of Practice: How to Safely Remove Asbestos' published by WorkCover NSW. The strategy shall be submitted to the Principal Certifying Authority, prior to the commencement of any works. The report shall confirm that the asbestos material has been removed or

is appropriately encapsulated and that the site is rendered suitable for the development.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

86. On demolition sites where buildings are known to contain friable or non-friable asbestos material, standard warning signs containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' measuring not less than 400mm x 300mm are to be erected in a prominent position on site visible from the street kerb. The sign is to be erected prior to demolition work commencing and is to remain in place until such time as all asbestos material has been removed from the site. Advice on the availability of these signs can be obtained by contacting the SafeWork NSW hotline or their website www.safework.nsw.gov.au.

Reason: To comply with the requirements of SafeWork NSW.

87. At least one (1) week prior to demolition, the applicant must submit to the satisfaction of the Principal Certifying Authority a hazardous materials survey of the site. Hazardous materials include (but are not limited to) asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must be prepared by a suitably qualified and experienced environmental scientist and must include at least the following information:
- (a) The location of hazardous materials throughout the site;
 - (b) A description of the hazardous material;
 - (c) The form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
 - (d) An estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
 - (e) A brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
 - (f) Identification of the disposal sites to which the hazardous materials will be taken.

Reason: To ensure risks associated with the demolition have been identified and addressed prior to demolition work commencing.

ENVIRONMENTAL HEALTH (WASTE)

88. An updated Waste Management Plan is to be submitted immediately after the letting of all contracts detailing the:

- (a) expected volumes and types of waste to be generated during the demolition and construction stages of the development;
- (b) destination of each type of waste, including the name, address and contact number for each receiving facility.

The Waste Management Plan is to be submitted to the satisfaction of the Principal Certifying Authority prior to commencement of any works on site.

Reason: To ensure waste is managed and disposed of properly.

HERITAGE

89. Works for the alteration and any repair to the fabric of Parramatta Town Hall must involve suitably qualified tradespersons experienced in traditional trades required for such conservation works. Evidence of this must be submitted to and approved by Council's Group Manager DTSU and independent Heritage Advisor prior to issue of the relevant Construction Certificate.

Reason: To ensure heritage impacts are minimised.

INFRASTRUCTURE

90. Prior to the commencement of any works in the Public Domain or on any asset that will be handed over to Council to maintain, the consent holder must arrange for a schedule of inspections to be carried out by Council's Civil Infrastructure Unit.

The required Council inspections include (but are not necessarily limited to) the following where applicable and apply to all **Council** and **privately certified** projects.

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade and formwork inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Blinding layer / concrete slab base completion and initial (indicative) setout of pavers, street fixtures and fittings as applicable to ensure compliance with the requirements of the public domain guidelines;
- Waterproofing of planting pits;

- Sub-drainage layer installed as specified in planting pits. Procured soil media specifications and docket receipts to be signed at this inspection;
- Initial paving layout and workmanship 'prototype';
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer;
- Completion of paving sealant application and tactile indicator installation as per Council's specification;
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery; and
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation/street trees and location of fixtures and fittings.

NOTE: Additional daily inspections by Council officers may occur to view progressive paving set out and construction depending on the project size and type.

Defects

Any defects raised by Council officers during the above construction and defects period inspections will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans and specifications or the public domain guidelines.

All defects raised by Council's officer during the construction period or defects liability period need to be rectified prior to and signed off at the final defects inspection by Council's officer in order to achieve Occupation Certification. This applies to both Council and privately certified projects.

In addition, **all** construction works for stormwater systems to be handed over to Council must:

- a) **prior to issue of the relevant Construction Certificate** have a full set of plans stamped and approved by Council's Service Manager Civil Infrastructure
- b) be inspected by Council's Catchment Management team in line with the schedule of inspections agreed to with Council **prior to any works commencing**

Inspection of the works will be required (but not necessarily limited to) on the following stages:

- construction of the stormwater pipe prior to backfilling of trench
- construction of formwork to any drainage pits(s) prior to placement of concrete.
- construction of any formwork to concrete pavement, footpath, driveway, kerb & gutter etc. and prior to placement of concrete.

The stormwater drainage work is to comply with all other Special Notes – Conditions of Approval on Council stamped and approved drawings.

NOTE: Inspections for all public domain and/or stormwater works must be booked **at least 24 hours** in advance by calling Council's Civil Infrastructure Unit on 9806 8250.

Reason: To ensure the proposal does not have an unacceptable impact on the public domain.

91. Before commencing any underground activity the applicant is required to obtain advice from the Dial before You Dig 1100 service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

Reason: To ensure that works are carried out in a safe manner.

Details of any reinforced concrete pipe-work within the public domain shall be submitted for Council's Civil Infrastructure Unit approval prior to commencement of any work.

Reason: To ensure adequate stormwater infrastructure is provided.

TRAFFIC & TRANSPORT

92. Prior to the commencement of any works on site, the applicant shall submit a Construction, Pedestrian and Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:

- a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,

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- b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
 - c) The location of proposed Work Zones in the egress frontage roadways,
 - d) Location of any proposed crane standing areas,
 - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
 - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
 - g) The provisions of an on-site parking area for employees, tradeperson and construction vehicles as far as possible,
 - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
 - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
 - j) Proposed construction hours,
 - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
 - l) Construction program that references peak construction activities and proposed construction 'Staging',
 - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
 - n) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,
 - o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
 - p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
 - q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
 - r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.

The CPTMP is to include the provision of a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding traffic control for

the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Work Zone' restriction in the egress frontage roadways of the development site. Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Work Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.

Approval shall be obtained from City of Parramatta Council for any temporary road closure or crane use from public property.

Council will consult with Transport for NSW Sydney Coordination Office and Roads and Maritime Services, and consider their responses, prior to sign off of the CPTMP.

Reason: To ensure the appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

During Work

PLANNING (During Work)

93. A copy of this development consent together with the stamped plans, referenced documents and associated specifications is to be held on-site during the course of any works to be referred to by all contractors to

ensure compliance with the approval and the associated conditions of consent.

Reason: To ensure compliance with this consent.

94. Dust control measures shall be implemented during all periods of earth works, demolition, excavation and construction to minimise the dust nuisance on surrounding properties. In this regard, dust minimisation practices must be carried out in accordance with Council's Guidelines for Controlling Dust from Construction Sites and Section 126 of the Protection of the Environment Operations Act 1997.

Reason: To protect the amenity of the area.

95. The applicant must not enter or undertake any work within any adjoining public parks or reserves without the prior written consent of Council.

Reason: Protection of existing public infrastructure and land and to ensure public safety and proper management of public land.

96. All work (excluding demolition which has separate days and hours outlined below) including building, and excavation work; and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools, machinery etc.) in connection with the proposed development must only be carried out between the hours of 7.00am and 5.00pm on Monday to Fridays inclusive, and 8.00am to 5.00pm on Saturday. No work is to be carried out on Sunday or public holidays.

Demolition works are restricted to Monday to Friday between the hours of 7.00am to 5.00pm. No demolition works are to be undertaken on Saturdays, Sundays or Public Holidays.

Note: Council may allow extended work hours for properties located on land within the Parramatta City Centre in limited circumstances and upon written application and approval being given by City of Parramatta Council at least 30 days in advance. Such circumstances where extended hours may be permitted include:

- (a) Delivery of cranes required to the site outside of normal business hours;
- (b) Site is not located in close proximity to residential use or sensitive land uses;
- (c) Internal fit out work.

Reason: To protect the amenity of the area.

97. The applicant must record details of all complaints received during the construction period in an up to date complaints register. The register must record, but not necessarily be limited to:

- (a) The date and time of the complaint;
- (b) The means by which the complaint was made;
- (c) Any personal details of the complainants that were provided, or if no details were provided, a note to that effect;
- (d) Nature of the complaints;
- (e) Any action(s) taken by the applicant in relation to the complaint, including any follow up contact with the complainant; and
- (f) If no action was taken by the applicant in relation to the complaint, the reason(s) why no action was taken.

The complaints register must be made available to Council and/or the Principal Certifying Authority upon request.

Reason: To allow the Principal Certifying Authority/Council to respond to concerns raised by the public.

98. Noise emissions and vibration must be minimised, work is to be carried out in accordance with the NSW Department of Environment, Climate Change and Water's Interim Noise Construction Guidelines 2009 for noise emissions from demolition, excavation and construction activities.

Vibration levels resulting from demolition and excavation activities must not exceed 5mm/sec peak particle velocity (PPV) when measured at the footing of any nearby building.

Reason: To protect the amenity of the area.

99. A survey certificate is to be submitted to the Principal Certifying Authority at footing and/or formwork stage. The certificate must indicate the location of the building in relation to all boundaries, and must confirm the floor level is consistent with that approved under this consent prior to any further work proceeding on the building.

Reason: To ensure the development is being built as per the approved plans.

100. The site shall be surrounded with a continuous bund not less than 300mm high so as to minimise the ingress of stormwater from adjacent streets and paved areas. Any rain water and seepage water collected within the site shall be held in containment ponds, treated and disposed of to Council and EPA requirements and satisfaction.

Reason: To ensure soil and water management controls are in place.

ENGINEERING (STORMWATER & FLOODING)

101. Works are not to result in sedimentation and or run-off from the approved works onto the adjoining properties and or public lands. The

person having the benefit of this consent must ensure sediment is not tracked out from the development site.

Reason: To ensure no adverse impacts on neighbouring properties.

102. Any damage to Council assets that impacts on public safety during construction is to be rectified immediately to the satisfaction of Council with all costs to be borne by the person having the benefit of the Development Consent.

Reason: To protect public safety.

103. During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's "Guidelines for Public Domain Works". Certification is required to be provided with the Occupation Certificate.

Reason: To ensure Council's assets are appropriately constructed.

ENVIRONMENTAL HEALTH (CONTAMINATION)

104. Where demolition of asbestos containing materials is undertaken, the contractor must submit to the Principal Certifying Authority, copies of all receipts issued by the EPA licensed waste facility for friable or non-friable asbestos waste as evidence of proof of proper disposal within 7 days of the issue of the receipts.

Reason: To ensure appropriate disposal of asbestos materials.

ENVIRONMENTAL HEALTH (WASTE)

105. A Waste Data file is to be maintained, recording building/demolition contractor's details and waste disposal receipts/dockets for any demolition or construction wastes from the site. These records must be retained and made available to Council on request.

Reason: To confirm waste minimisation objectives under Parramatta Development Control Plan 2011 are met.

106. Hazardous or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the EPA, and with the provisions of:

- (a) Work Health and Safety Act 2011
- (b) NSW Protection of the Environment Operations Act 1997 (NSW) and
- (c) NSW Department of Environment and Climate Change Environmental Guidelines; Assessment, Classification and Management of Liquid and Non Liquid Wastes (1999).

Reason: To ensure that the land is suitable for the proposed development and any contaminating material required to be removed from the property is removed in accordance with the prescribed manner.

107. All friable and non-friable asbestos-containing waste material on-site shall be handled and disposed off-site at an EPA licensed waste facility by an EPA licensed contractor in accordance with the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guidelines – Part 1 Classifying Waste (EPA 2014) and any other regulatory instrument as amended.

Reason: To ensure appropriate disposal of asbestos materials.

108. Any contamination material to be removed from the site shall be disposed of to an EPA licensed landfill.

Reason: To comply with the statutory requirements of the Protection of the Environment Operations Act 1997.

109. Liquid and solid wastes generated on the site shall be collected, transported and disposed of in accordance with the Protection of the Environment Operations (Waste) Regulation 2005 and in accordance with DECC the Environmental Guidelines Assessment, Classification and Management of Liquid and Non-Liquid Wastes (1999). NSW EPA Waste Classification Guidelines

Reason: To prevent pollution of the environment.

110. Site water discharged must not exceed suspended solid concentrations of 50 parts per million, and must be analysed for pH and any contaminants of concern identified during the preliminary or detailed site investigation, prior to discharge to the stormwater system. The analytical results must comply with relevant Environmental Protection Authority and ANZECC standards for water quality.

Other options for the disposal of excavation pump-out water include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.

Reason: To prevent pollution of waterways.

111. Any site excavation areas must be kept free of accumulated water at all times. Water that accumulates within an excavation must be removed and disposed of in a manner that does not result in: the pollution of waters, nuisance to neighbouring properties, or damage/potential damage to neighbouring land and/or property. A de-watering plan is to be submitted to and approved by Council's Group Manager DTSU prior to issue of any Construction Certificate.

Reason: To protect against subsidence, erosion and other nuisances.

INFRASTRUCTURE

112. A number of significant electrical assets are located on and adjacent to the site. The Contractor is to be aware of the potential risks of working adjacent to these assets such as receiving an electric shock and causing substantial damage to plant and equipment. Endeavour Energy has available public safety training resources that are reviewed by the Contractor to ensure that works are carried out safely at the site. These resources can be downloaded from the website link below:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

Reason: To ensure that works are carried out in a safe manner.

113. The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

Reason: To ensure that works are carried out in a safe manner.

114. When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- Customer meter boards;
- Conduits in ground;
- Padmount substation culvert end panels; and
- Joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

Reason: To ensure that works are carried out in a safe manner.

115. In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days. Endeavour Energy's contact details must be included in any relevant risk and safety management plan.

Reason: To ensure that works are carried out in a safe manner.

116. It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times.

Reason: To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

TRAFFIC & TRANSPORT

117. Occupation of any part of the footpath or road at or above (carrying out work, storage of building materials and the like) during construction of the development shall require a Road Occupancy Permit from Council. The applicant is to be required to submit an application for a Road Occupancy Permit through Council's Traffic and Transport Services, prior to carrying out the construction/restoration works.

Reason: To ensure proper management of Council assets.

118. Oversize vehicles using local roads require Council's approval. The applicant is to be required to submit an application for an Oversize Vehicle Access Permit through Council's Traffic and Transport Services, prior to driving through local roads within the City of Parramatta LGA.

Reason: To ensure maintenance of Council's assets.

TREES & LANDSCAPING

119. All tree removal must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist in accordance with the provisions of the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure works are carried out in accordance the Safe Work Australia Guide to managing risks of tree trimming and removal work.

120. All pruning must be supervised by an Australian Qualification Framework (AQF) Level 3 Arborist and confirm to the provisions of AS4373-2007

“Pruning Amenity Trees”, and the Safe Work Australia Guide to managing risks of tree trimming and removal work.

Reason: To ensure the pruning will not adversely affect the tree(s).

121. No materials (including waste and soil), equipment, structures or goods of any type are to be stored, kept or placed within 5m of the trunk of a tree or within the drip line of any tree.

Reason: To ensure the protection of the tree(s) to be retained on the site.

122. No service, structure, conduit or the like is permitted to be fixed or attached to any tree.

Reason: To ensure the protection of the tree(s).

Prior to the issue of an Occupation Certificate/Use Commencing

PLANNING

123. Prior to the issue of an Occupation Certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta, stating that all works/methods/procedures/control measures/recommendations approved by Council in the specialist reports listed in Condition 1 have been implemented.

Reason: To demonstrate compliance with submitted reports.

124. Occupation or use of the building or part is not permitted until an Occupation Certificate has been issued in accordance with Section 6.9 of the Environmental Planning and Assessment Act 1979.

Reason: To complying with legislative requirements of the Environmental Planning and Assessment Act 1979.

125. A written application to Council’s Civil Infrastructure Unit for the release of a bond must quote the following:

- (a) Council's Development Application number; and
- (b) Site address.

The bond is refundable only where Council is satisfied the public way has been adequately reinstated, and any necessary remediation/rectification works have been completed.

An Occupation Certificate is not to be issued until correspondence has been issued by Council detailing the bond has been released.

Note: Council's Civil Assets Team will take up to 21 days from receipt of the request to provide the written advice.

Reason: To safe guard the public assets of Council and to ensure that these assets are repaired/maintained in a timely manner.

126. The applicant shall engage a suitably qualified person to prepare a post construction dilapidation report at the completion of the construction works. This report is to ascertain whether the construction works created any structural damage to adjoining buildings and or infrastructure.

The report is to be submitted to the PCA prior to the issue of the occupation certificate. In ascertaining whether adverse structural damage has occurred to adjoining buildings/ infrastructure, the PCA must compare the post-construction dilapidation report with the pre-construction dilapidation report, and a copy of this report is to be forwarded to Council.

Reason: To establish any damage caused as a result of the building works.

127. In accordance with Clause 162B of the Environmental Planning and Assessment Regulation 2000, the Principal Certifying Authority responsible for the critical stage inspections must make a record of each inspection as soon as practicable after it has been carried out. The record must include:

- (a) The development application and Construction Certificate number as registered;
- (b) The address of the property at which the inspection was carried out;
- (c) The type of inspection;
- (d) The date on which it was carried out;
- (e) The name and accreditation number of the certifying authority by whom the inspection was carried out; and
- (f) Whether or not the inspection was satisfactory in the opinion of the certifying authority who carried it out.

Reason: To comply with statutory requirements.

128. Prior to the issue of an Occupation Certificate, a final fire safety certificate must be issued as required by Clause 153 of the Environmental Planning and Assessment Regulation 2000.

Reason: Protection of life and to comply with legislative requirements.

129. The artworks must be installed in accordance with the arts plan approved to satisfy conditions elsewhere in this Notice, and to the satisfaction of Council's Group Manager DTSU, prior to issue of the final Occupation Certificate.

Reason: To ensure the appropriate implementation of the approved public art plan.

130. The developer must submit to the Principal Certifying Authority a letter from the telecommunications company confirming satisfactory arrangements have been made for the provision of telephone and broadband services, prior to the issuing of the final Occupation Certificate

Reason: To ensure provision of appropriately located telecommunication facilities.

DESIGN EXCELLENCE

131. Council's Design Competition Panel (Design Excellence Jury) shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury identifies matters which are not satisfactory, resolution to shall be required prior to the issue of the Certificate.

Reason: To ensure the proposal achieves design excellence.

ENGINEERING (STORMWATER & FLOODING)

132. Works-As-Executed stormwater plans are to address the following:

- (a) The Work-As-Executed plans are prepared on the copies of the approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
- (b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
- (c) The as built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth verses volume table
- (d) OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
- (e) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook).
- (f) Certificate of Structural compliance of the OSD tank walls and cover slab from a qualified structural engineer

The above is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the Occupation Certificate when lodged with Council.

Reason: To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

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133. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities on the lot.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

Reason: To ensure maintenance of on-site detention facilities.

134. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

It is recommended that applicants apply early for the certificate, as there may be water and sewer pipes to be built and this can take some time. This can also impact on other services and building, driveway or landscape design.

Application must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

If you require any further information, please contact urbangrowth@sydneywater.com.au.

Reason: To ensure the requirements of Sydney Water have been complied with.

135. An application for street numbering must be lodged with Council for approval, prior to the issue of an Occupation Certificate or Subdivision Certificate whichever occurs first.

Note: Notification of all relevant authorities of the approved street numbers must be carried out by Council.

Reason: To ensure all properties have clearly identified street numbering, particularly for safety and emergency situations.

ENVIRONMENTAL HEALTH (CONTAMINATION)

136. The applicant is to engage an NSW EPA accredited site auditor to undertake an independent assessment of the site investigation (remediation) or (validation) report to address the requirements of section 47(1) (b) of the Contaminated Land Management Act 1997. A site audit statement is to be submitted to the satisfaction of Council's Group Manager DTSU and the Principal Certifying Authority on the completion of remediation works and prior to the issue of any Occupation Certificate.

Reason: To ensure the contamination assessment report has adhered to appropriate standards, procedures and guidelines.

ENVIRONMENTAL HEALTH (WASTE)

137. A waste storage room is to be provided on the premises and shall be constructed to comply with all the relevant provisions of Council's Development Control Plan (DCP) 2011 including:

- (a) The size being large enough to accommodate all waste generated on the premises, with allowances for the separation of waste types;
- (b) The floor being graded and drained to an approved drainage outlet connected to the sewer and having a smooth, even surface, coved at all intersections with walls;
- (c) The walls being cement rendered to a smooth, even surface and coved at all intersections;
- (d) Cold water being provided in the room with the outlet located in a position so that it cannot be damaged and a hose fitted with a nozzle being connected to the outlet;
- (e) The room shall be adequately ventilated (either natural or mechanical) in accordance with the Building Code of Australia.

Reason: To ensure provision of adequate waste storage arrangements

138. Adequate ventilation to the waste storage room shall be provided in accordance with the requirements of the Building Code of Australia. Certification that the system functions in accordance with Australian Standard AS 1668 is to be provided to the Principal Certifying Authority prior to occupation of the premises.

Reason: To ensure appropriate waste storage facilities are provided for future occupants.

HERITAGE

139. Prior to the issue of the occupation certificate all elements of the endorsed Heritage Interpretation Implementation Plan must be completed/installed. Evidence of this must be submitted to the Council for approval by Council's Group Manager DTSU prior to the issue of the Occupation Certificate.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

PUBLIC DOMAIN

140. Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Civil Infrastructure Unit.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

Council will issue the **final approval** for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A **final inspection** will be conducted by Council staff after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council Officers.

Reason: To ensure the quality of public domain works is completed to Council's satisfaction.

TRAFFIC & TRANSPORT

141. A Green Travel Plan is to be submitted to and approved by Council's Group Manager DTSU, prior to the issue of the relevant Occupation Certificate(s).

The Green Travel Plan will promote non-private vehicle transport for employees and guests and shall be supported by details of how that Plan will be implemented.

Reason: To discourage trips by private vehicle.

TREES & LANDSCAPING

142. All trees supplied above a 25L container size must be grown in accordance with AS2303:2015 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2015. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

Reason: To minimise plant failure rate and ensure quality of stock utilised.

143. A Certification Schedule of witness/hold points must be completed by the supervising qualified Arborist (Australian Qualification Framework Level 5), as required by these conditions of consent, prior to the issue of an Occupation Certificate.

Reason: To ensure retention of trees as required.

144. A qualified Landscape Architect/Designer must certify that the completed works are in accordance with the approved landscape plan. All landscape works must be completed prior to the issue of an Occupation Certificate.

Reason: To ensure restoration of environmental amenity.

The Use of the Site

PLANNING

145. The Café and Discovery Centre / Exhibition Space (if approved) are to operate as ancillary uses to the approved community facility (i.e. not be run by separate operators, not be advertised as separate uses, and used primarily by visitors to the community facility) unless otherwise approved by Council.

Reason: To ensure the use is operated in accordance with the application.

146. No materials, goods or vehicles associated with the use of the premises are to be stored or displayed on or within the street reserve or other public area.

Reason: To ensure the integrity of Council's assets is protected and to ensure unobstructed pedestrian movement in the vicinity of the proposal.

147. Roller shutters are not to be placed over any external door or window of the premises. Any security grill is to be located on the inside of the glass shop front and must be an open grille able to be seen through.

Reason: To provide an appropriate streetscape appearance.

148. Any use of the premises as a Place of Public Entertainment is subject to further approval of Council.

Reason: To protect the amenity of the area.

149. The owner/manager of the site/business is responsible for the removal of all graffiti from the building/structures/signage and/or fencing within 48 hours of its application.

Reason: To ensure the removal of graffiti.

150. Separate consent shall be sought for any outdoor dining areas. Outdoor dining areas shall be designed to coordinate with the retail tenancies and details shall be provided of all strategies to mitigate environmental factors such as sun, wind and rain.

Reason: To ensure the amenity of the outdoor dining area.

151. No advertisement or signage shall be erected on, or in conjunction with the development without prior consent. No digital displays are to be installed behind the windows without the prior consent of Council.

Reason: To comply with legislative controls.

ENGINEERING (STORMWATER & FLOODING)

152. The basement levels shall be operated at all times in accordance with the Letter titled Re: Discovery Centre and Exhibition Space Fit Out by Property Development Group, City of Parramatta dated 25/10/19.

Specifically the Discovery Centre and Exhibition Space may be fitted out as a gallery or similar exhibition space with a small amount of bench seating, but will generally require visitors to walk through and/or stand as in a typical gallery or exhibition. The Discovery Centre and Exhibition Space must not be utilised as a performance space, auditorium, theatre

or the like, including that it will not be provided with audience seating for such a facility, either permanently or temporarily. These requirements must be incorporated into a Restriction as to Use to be placed on the title. The Instrument setting out the terms of this Restriction must be approved by Council's Group Manager DTSU and the approved Restriction must be placed on the title prior to release of any Occupation Certificate.

Reason: To ensure safety of occupants from flooding.

ENVIRONMENTAL HEALTH (ACOUSTIC)

153. Any external plant/air-conditioning system must not exceed a noise level of 5dBA above the background noise level when measured at the boundaries of the property.

Reason: To minimise noise impact of mechanical equipment.

154. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Environmental Noise Control Manual, Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.

Reason: To prevent loss of amenity to the area.

155. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to 'offensive noise' as defined by the Protection of the Environment Operations Act 1997.

Reason: To reduce noise levels.

ENVIRONMENTAL HEALTH (WASTE)

156. All putrescible waste shall be removed from the site with sufficient frequency to avoid nuisance from pests and odours.

Reason: To ensure provision of adequate waste disposal arrangements.

157. Separate waste bins are to be provided on site for recyclable waste.
Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining residents.
158. All waste storage rooms/areas are to be fully screened from public view and are to be located clear of all landscaped areas, driveways, turning areas, truck standing areas and car parking spaces. No materials, waste matter or products are to be stored outside the building or any approved waste storage area at any time.
Reason: To maintain the amenity of the area.
159. All waste storage areas are to be maintained in a clean and tidy condition at all times.
Reason: To ensure the ongoing management of waste storage areas.
160. Between collection periods, all waste/recyclable materials generated on site must be kept in enclosed bins with securely fitting lids so the contents are not able to leak or overflow. Bins must be stored in the designated waste/recycling storage room(s) or area(s) between collection periods.
Reason: To ensure waste is adequately stored within the premises.
161. Trade waste water shall be disposed of in accordance with the permit requirements of Sydney Water Corporation Ltd, Wastewater Source Control Branch.
Reason: To ensure compliance with Sydney Water's requirements and protect the environment.

SUSTAINABILITY

162. The applicant will undertake a formal Green Star Design and As Built rating within 18 months of practical completion and submit the results to the City of Parramatta.
Reason: To ensure sustainable development outcomes are achieved.

TRAFFIC & TRANSPORT

163. The loading dock shall be managed at all times in keeping with the requirements of the Loading Dock Management Plan required by this consent.
Reason: To ensure the efficient servicing of the site.
164. All loading and unloading must take place within the designated loading areas on the subject property.

Reason: To improve the safety of the users of the public carpark.

165. A service dock traffic controller is to be provided to control the reversing of all service vehicles within the carpark to prevent conflict with general car traffic.

Reason: To improve the safety of the users of the public carpark.

166. The Green Travel Plan, required by these conditions, shall be displayed at all times through the communal residential and commercial areas of the building.

Reason: To discourage trips by private vehicle.

ADVISORY NOTES

Social Outcomes

The proponent is encouraged to consider:

- A. Social procurement throughout the construction phase to provide employment and training for local disadvantaged and long-term unemployed.
- B. The proposed cafe space be operated by an established social enterprise hospitality provider to provide employment for vulnerable and disadvantage groups.
- C. Concession pricing for the auditorium and amphitheatre in line with Council's community strategic plan which aims to create a FAIR community.
- D. Further opportunities to make the auditorium, amphitheatre and other meeting rooms available to community service providers and other not-for-profit and community organisations be discussed with Council's Social and Community Services Unit.
- E. A fair and equitable booking system is adopted that is widely accessible to the community and non-internet base alternatives are available and advertised.
- F. A sensory room be provided in close proximity to the children's area on Level 1 for children needing a quiet space to recharge or calm down. This recommendation is subject to feasibility testing with Council staff (e.g. library).
- G. Storage facilities for people experiencing homelessness are provided as part of the development, or supported for delivery at Parramatta Mission and are monitored by a staff member.